

NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: December 17, 2013

PROJECT NAME/NUMBER: Piper's Bluff / LUA13-001568, VAR

PROJECT DESCRIPTION: The applicant is requesting a Critical Areas Variance and an addendum to an existing SEPA to place water utility line within a stream, wetland, and their associated buffers. Preliminary Plat approval and Environmental (SEPA) Review was received for the subdivision of the 5 acre parcel into 28 lots for the future construction of single family residences and three additional tracts; for an access, drainage, and a Native Growth Protection Easement (NGPE) (LUA12-076). The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. Access to the plat is proposed via Hoquiam Ave NE via two new curb cuts, which is proposed to be improved as part of the plat improvements. Internal access is proposed via a new loop road (Road A). The applicant constructed the water line under and across Honey Creek, a Class 4 stream, and through a Category 2 wetland and its associated buffer during construction without approval from the City of Renton. Per RMC4-3-050 is located on the northeastern portion of the site. The applicant is proposing buffer averaging, for the wetland, in order to accommodate the storm drainage improvements adjacent to the critical area.

PROJECT LOCATION: 1166 Hoquiam Ave NE

PUBLIC APPROVALS: Administrative Decision

APPLICANT/PROJECT CONTACT PERSON: Peter O'Kane / WestPac Development LLC / MAIL: 7449 West Mercer Way, Mercer Island, WA 98040 / EML: peter@westpacdevelopment.com

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on January 3, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7219. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION: November 12, 2013

NOTICE OF COMPLETE APPLICATION: December 17, 2013



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Piper's Bluff / LUA13-001568, VAR

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____